

# **Washington State Department of Fish and Wildlife**

**Report on the Inventory of Department Purchased or Leased Lands**

**Acquired for Mixed Agriculture and Fish and Wildlife Habitat**

ESHB 2687, Section 307 (33)

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## **Introduction**

The Washington State Department of Fish and Wildlife (WDFW) has prepared this report per ESHB 2687, Section 307(33) that states:

“The department shall complete an inventory of department purchased or leased lands acquired for mixed agriculture and fish and wildlife habitat and provide for each purchase or lease agreement the cost and date of the agreement, the previous use of the land, any agreement or deed specifying continuing use of the land, and the current management cost and status of each parcel of purchased or leased lands. The department shall provide the inventory to the appropriate committees of the legislature by December 1, 2008.”

Under state law, WDFW is charged with “preserving, protecting and perpetuating” the state’s fish and wildlife species, while “maximizing” outdoor recreation opportunities. This unique mandate allows WDFW to acquire and maintain a full diversity of landscapes that benefit fish and wildlife species and habitats and provide recreational opportunities for Washington’s citizens.

Currently, Washington’s wildlife lands make up just 1.4 percent of all the land in the state. This small set of lands is dedicated to the perpetual protection of habitats that support fish and wildlife including federal and state listed species. Maintained in their natural state, these lands also provide key ecological functions such as water delivery, groundwater replacement, and migratory passage for wildlife.

These wildlife lands are outdoor classrooms for our children and are places that will be available in perpetuity to hike, watch wildlife, hunt, and fish. They are economically important to small rural communities and are responsible in part for over \$1.7 billion dollars of annual revenue and more than 21,000 jobs.

While the Department does not purchase lands for the purpose of mixed agriculture, WDFW does partner with local farmers and ranchers who graze cattle and undertake other agricultural practices. On Department lands, these activities are conducted under a prescription designed to enhance habitat for the benefit of fish and wildlife and to offset operating costs. These partnerships also contribute to local economies.

## **WDFW Acquisition Approach**

Under the guidance of Lands 20/20: A Vision for the Future, an evaluation tool developed with public input, WDFW uses a strategic approach to acquire lands. The Department acquires land only from willing sellers at a fair market value. These lands provide the highest benefit to fish, wildlife, and the public.

Over the years, the Department has acquired lands largely with grant funding, utilizing over 20 grant sources. Most often the requirements of the granting body dictate how the lands will be managed and what they will be managed for. As an example, lands acquired with grant funding from the Washington Wildlife and Recreation Program (WWRP) are awarded for critical habitat and riparian protection and often target the protection of specific species.

Other lands are acquired as mitigation to address habitat and species losses, resulting from hydropower developments. Additional acquisitions are funded with U.S. Fish and Wildlife Service (USFWS) funds specifically for sensitive species management.

## **WDFW Lands in Mixed Agriculture and Fish and Wildlife Habitat**

As stated above, the Department does not acquire lands for their mixed agriculture. However, where agriculture practices are needed to either support fish and wildlife (i.e., food plots for waterfowl), to achieve habitat management needs (i.e., grazing as a form of weed control), and/or where Department lands are part of a larger multi-partner coordinated resource management plan, WDFW will negotiate and issue agricultural leases and grazing permits.

Approximately 20,098 acres of WDFW-owned lands had an agriculture reservation that was established at the time of acquisition (Appendix A)<sup>1</sup>. Many of these reservations (except where it indicates a lifetime estate) were for a limited number of years, usually five, and then the reserved right expired. In the case of a First Right of Refusal (as indicated in Appendix A), if a party does not exercise this right when it comes up, it is then extinguished. WDFW currently has 79,856 acres under grazing permits and 14,506 acres under agricultural leases. Appendices B and C contain the details of these permits and leases.

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<sup>1</sup> Appendix A was developed using common knowledge – an exhaustive search would require review of 1,000+ deeds.

## **Operational Costs**

Wildlife Area Managers are responsible for maintaining habitat for fish and wildlife, as well as providing a safe, accessible area for recreation. Currently, there is an average of \$6 per acre available to manage Department-owned lands. Only 26 percent of this, or approximately \$1.60 per acre, is state funds with the rest coming from mitigation agreements and federal aid. By comparison, the U.S. Fish and Wildlife Service provides an average of \$13.36 per acre for operation and maintenance of refuges in Hawaii, Idaho, Oregon, and Washington; and the Bureau of Land Management provides an average of \$13.78 per acre for its lands in Washington State. The Department's current assessment of actual operation costs needed is \$12 per acre.

To partially address this shortfall, the Department has submitted a decision package for the "Care of Wildlife Lands" which is a request for the 2009-11 biennium that would increase total funding by approximately \$1 per acre, providing for a total of \$7 per acre to manage Department lands.

## **Other Costs: Taxes Leases and Assessments**

The Department is required by statute (RCW 77.12.201) to make payments in-lieu of taxes (PILT) for Department-owned lands to counties that elect to receive this payment. However, RCW 77.12.203 allows counties to select alternate formulas for computing the PILT rate, and some have changed computation rates to increase the amount of PILT they receive. In addition, the Department is required to pay assessments for such items as weed control, storm water management, lake management districts, and diking districts.

In 2008 the Department paid a total of \$753,778 in taxes and assessments. A total of \$473,576 in PILT was paid to 14 counties on 473,367 acres<sup>2</sup>. A total of \$280,202 in assessments are paid to 35 counties annually. See Appendix D for a breakdown of these payments.

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<sup>2</sup> For counties that are collecting PILT, they can charge the rate WDFW paid in 1984 or \$.70 per acre, whichever is greater, OR Counties can charge WDFW the same as would be paid were the land in private ownership and assessed at the open space rate.

## Appendix A – List of WDFW-owned Lands with Agricultural Reservation

County	Wildlife Area	Acres	Date Acquired	Cost	Previous Use	Type of Reservation	Current Status
Asotin	Asotin	200	12/18/1988	\$40,000	Pasture	Reserved Life Estate to Graze	Grazed
Okanogan	Methow	845	11/22/1991	\$5,600,000	Pasture	Reserved Right to Graze	Farmed
Douglas	Sagebrush Flat	240	11/25/1991	\$42,500	Farming	Reserved Right to Farm	Inactive
Asotin	Asotin	229	08/27/1998	\$238,000	Farming	Reserved Right to Farm	Inactive
Okanogan	Methow	400	01/18/2000	\$341,000	Pasture	Reserved Right to Graze	Grazed
Asotin	Chief Joseph	1521	12/12/2001	\$642,000	CRP-Farming	Reserved Right to Farm-CRP	Grazed & Farmed
Asotin	Chief Joseph	8459	06/30/2003	\$3,400,000	Pasture & Farming	Reserved Right to Farm	Grazed & Farmed
Asotin	Chief Joseph	1047	06/28/2005	\$525,000	Farming	First Right of Refusal to Farm	Grazed & Farmed
Skagit	Skagit	62	12/01/2005	\$385,000	Farming	First Right of Refusal to Farm	Farmed
Columbia	Wooten	320	06/20/2006	\$80,000	Pasture	Grazing lease Assumption	Grazed
Skagit	Skagit	45	02/02/2007	\$301,000	Farming	First Right of Refusal to Farm	Farmed
Okanogan	Methow	320	05/30/2007	\$998,000	Pasture	Reserved Right to Graze	Grazed
Skagit	Skagit	72	06/20/2007	\$483,000	Farming	First Right of Refusal to Farm	Farmed
Okanogan	Sinlahekin	3337	06/28/2007	\$3,000,000	Pasture	Reserved Right to Graze	Grazed
Douglas	Wells	197	09/25/2007	\$85,000	CRP-Farming	Reserved Right to Farm-CRP	Farmed-CRP

County	Wildlife Area	Acres	Date Acquired	Cost	Previous Use	Type of Reservation	Current Status
Okanogan	Scotch Creek	516	06/05/2008	\$475,200	Pasture	Reserved Life Estate to Graze	Grazed
Okanogan	Sinlahekin	1480	10/14/2008	\$3,870,000	Pasture & Farming	Reserved Right to Graze & Farm	Grazed
Snohomish	Skagit	808	10/29/2008	\$3,230,000	Pasture	Reserved Right to Graze	Grazed
<b>Total</b>		<b>20,098</b>		<b>\$23,735,700</b>			

## Appendix B – WDFW’s Current Grazing Permits

REGION	COUNTY	AREA	TERM	EXP_DATE	ACRES	AUM_S <sup>3</sup>
1	ASOTIN	PINTER CREEK	2 YEARS	03/31/2009	4,280.00	400.00
1	ASOTIN	SMOOTHING IRON	3 YEARS	04/14/2010	2,500.00	700.00
1	COLUMBIA	WOOTEN	5 YEARS	06/30/2011	320.00	---- <sup>4</sup>
2	OKANOGAN	METHOW	3 YEARS	10/09/2008	361.00	310.00
2	OKANOGAN	SINLAHEKIN	5 YEARS	12/31/2010	250.00	50.00
2	GRANT	DESERT	5 YEARS	12/31/2011	330.00	320.00
2	OKANOGAN	SINLAHEKIN	5 YEARS	12/31/2010	800.00	75.00
2	GRANT	BANKS LAKE	5 YEARS	12/31/2011	180.00	30.00
2	DOUGLAS	SAGEBRUSH FLATS	1 YEAR	10/26/2007	10.00	3 <sup>5</sup>
2	OKANOGAN	METHOW	5 YEARS	10/16/2011	850.00	155.00

<sup>3</sup> Forage use by livestock is frequently calculated in units referred to as “animal unit months” or AUMs. This is simply the amount of forage needed to support an animal unit (defined as a mature cow weighing approximately 1,000 pounds and calf up to six months old) for one month.

<sup>4</sup> WDFW assumed this lease through an acquisition from Department of Natural Resources (DNR). The DNR contract does not state the AUMs. Rather, it states percentage of utilization.

<sup>5</sup> This crossing permit is for approximately 100 head of cattle for 1 hour on one day.

REGION	COUNTY	AREA	TERM	EXP_DATE	ACRES	AUM_S <sup>3</sup>
2	OKANOGAN	SINLAHEKIN	5 YEARS	12/31/2011	230.00	15.00
2	GRANT	COLUMBIA BASIN	5 YEARS	12/31/2012	7,400.00	600.00
2	GRANT	COLUMBIA BASIN	5 YEARS	12/31/2012	2,840.00	130.00
2	OKANOGAN	METHOW	5 YEARS	12/31/2009	1,610.00	200.00
2	GRANT	BANKS LAKE	5 YEARS	12/31/2011	3,610.00	320.00
2	OKANOGAN	CHESAW	5 YEARS	12/31/2011	1,385.00	275.00
2	OKANOGAN	METHOW	5 YEARS	12/31/2009	5,100.00	440.00
2	OKANOGAN	SCOTCH CREEK	5 YEARS	12/31/2010	1,120.00	135.00
2	OKANOGAN	SINLAHEKIN	5 YEARS	12/31/2012	700.00	75.00
2	GRANT	WINCHESTER WASTEWAY	3 YEARS	12/31/2012	1,000.00	300.00
2	GRANT	COLUMBIA BASIN	5 YEARS	12/31/2011	1,440.00	450.00
2	GRANT	COLUMBIA BASIN	2 YEARS	12/31/2008	280.00	120.00
2	KITTITAS	QUILOMENE	1 YEAR	06/30/2008	18,500.00	720.00
2	OKANOGAN	METHOW	5 YEARS	12/31/2009	2,050.00	200.00
2	OKANOGAN	CHILIWIST	5 YEARS	12/31/2008	4,100.00	240.00
2	OKANOGAN	METHOW	5 YEARS	12/31/2009	3,670.00	170.00

REGION	COUNTY	AREA	TERM	EXP_DATE	ACRES	AUM_S <sup>3</sup>
3	YAKIMA	OAK CREEK	4 DAYS	10/09/2008	1,400.00	47.00 <sup>6</sup>
3	KITTITAS	LT MURRAY	3 MOS	07/01/2008	80.00	200.00
3	FRANKLIN	WINDMILL RANCH	5 YEARS	12/31/2011	432.00	250.00
3	FRANKLIN	SUNNYSIDE	3 YEARS	04/30/2008	30.00	50.00
3	YAKIMA	SUNNYSIDE/SNAKE RIVER	5 YEARS	04/01/2011	716.00	88.00
3	KITTITAS	COLOCKUM	5 YEARS	12/31/2009	8,007.00	430.00
5	CLARK	SHILLAPOO	5 YEAR	12/31/2012	160.00	600.00
5	KLICKITAT	KLICKITAT	5 YEARS	06/15/2007	3,840.00	160.00
5	CLARK	SHILLAPOO	5 YEARS	12/31/2008	275.00	700.00
<b>Total</b>					<b>79,856.00</b>	<b>8,958.00</b>

<sup>6</sup> This crossing permit is for 350 pairs of cattle for 4 days total.

Appendix C: WDFW' Current Agricultural Leases

<u>REGION</u>	<u>COUNTY</u>	<u>AREA</u>	<u>TERM</u>	<u>BEG DATE</u>	<u>DATE EXP</u>	<u>ACRES</u>
1	LINCOLN	SWANSON LAKES	5 YEARS	03/01/2004	12/31/2008	85.00
1	ASOTIN	ASOTIN	4 YEARS	08/23/2004	09/30/2008	795.00
1	ASOTIN	CHIEF JOSEPH	5 YEARS	07/01/2003	11/01/2008	112.50
1	GARFIELD	GROUSE FLATS	5 YEARS	10/01/2004	10/01/2009	200.00
1	ASOTIN	ASOTIN	5 YEARS	01/01/2003	12/31/2009	484.00
1	WHITMAN	REVERE RANCH	5 YEARS	05/19/2003	12/31/2008	150.00
1	WALLA WALLA	MCCAW RANCH	5 YEARS	03/11/2002	12/31/2007	34.00
1	ASOTIN	ASOTIN	5 YEARS	10/01/2005	12/31/2010	100.00
1	ASOTIN	MEYER'S RIDGE - ASOTIN	5 YEARS	10/01/2005	12/31/2010	957.00
1	LINCOLN	SWANSON LAKES	2 MOS	07/15/2007	09/15/2007	116.00
2	GRANT	POTHOLES	5 YEARS	01/01/2004	12/31/2008	30.00
2	GRANT	POTHOLES	5 YEARS	01/01/2004	12/31/2008	8.00
2	GRANT	PRIEST RAPIDS	3 YEARS	01/01/2007	12/31/2009	237.00
2	GRANT	COLUMBIA BASIN	5 YEARS	03/01/2005	03/01/2010	38.00

<b>REGION</b>	<b>COUNTY</b>	<b>AREA</b>	<b>TERM</b>	<b>BEG DATE</b>	<b>DATE EXP</b>	<b>ACRES</b>
2	ADAMS/GRANT	COLUMBIA BASIN BLK 43	5 YEARS	01/01/2008	12/31/2012	85.00
2	GRANT	COLUMBIA BASIN	5 YEARS	03/01/2005	03/01/2010	58.00
2	DOUGLAS	SAGEBRUSH FLAT	5 YEARS	10/01/2003	09/30/2008	2,206.00
2	CHELAN	SWANKANE UNIT	5 YEARS	06/01/07	04/15/2012	50.00
2	DOUGLAS	SAGEBRUSH FLAT	10 YEARS	01/01/1999	12/31/2008	230.60
2	CHELAN	CHELAN BUTTE	3 YEARS	10/01/2005	09/30/2008	56.80
2	OKANOGAN	SCOTCH CREEK	5 YEARS	01/01/2005	12/31/2009	150.00
2	OKANOGAN	SINLAHEKIN	5 YEARS	04/15/2005	12/31/2009	32.00
2	OKANOGAN	SINLAHEKIN	5 YEARS	04/15/2008	12/31/2012	150.00
2	OKANOGAN	CHILIWIST	5 YEARS	04/01/2007	12/31/2011	160.00
2	OKANOGAN	SINLAHEKIN	5 YEARS	04/15/2007	12/31/2011	45.00
2	OKANOGAN	DRISCOLL ISLAND	5 YEARS	04/15/2008	12/31/2010	100.00
2	DOUGLAS	WELLS	5 YEARS	07/01/2006	09/30/2010	360.00
2	OKANOGAN	METHOW	5 YEARS	04/01/2006	09/01/2011	160.00
2	OKANOGAN	METHOW	5 YEARS	04/01/2006	09/01/2011	45.00
2	GRANT	COLUMBIA BASIN	3 YEARS	06/01/2006	05/31/2009	73.00
2	GRANT	CRAB CREEK	10 YEARS	03/01/1998	12/31/2007	110.00

<u>REGION</u>	<u>COUNTY</u>	<u>AREA</u>	<u>TERM</u>	<u>BEG DATE</u>	<u>DATE EXP</u>	<u>ACRES</u>
2	GRANT	GLOYD SEEPS	2 YEARS	01/01/2008	12/31/2009	41.00
2	GRANT	GLOYD SEEPS	2 YEARS	01/01/2008	12/31/2009	15.00
2	GRANT	BANKS LAKE	4 YEARS	01/01/2004	12/31/2007	360.00
3	KITTITAS	LT MURRAY	5 YEARS	07/01/2004	09/30/2009	274.00
3	FRANKLIN	COLUMBIA BASIN	5 YEARS	01/01/2005	12/31/2010	29.00
3	FRANKLIN	WINDMILL RANCH	3 YEARS	04/01/2003	12/31/2011	432.00
3	YAKIMA	SUNNYSIDE	5 YEARS	05/04/2007	12/31/2011	558.10
3	BENTON	SUNNYSIDE	5 YEARS	09/25/2007	12/30/2016	1,249.30
3	YAKIMA	BYRON UNIT	5 YEARS	05/04/2007	12/31/2011	101.20
3	KITTITAS	COLOCKUM	5 YEARS	04/01/2008	03/31/2013	1,631.70
4	SKAGIT	FIR ISLAND FARM/SKAGIT	3 YEARS	04/15/2006	12/31/2008	215.00
4	SKAGIT	JOHNSON DEBAY	3 YEARS	04/01/2005	03/31/2008	145.00
4	WHATCOM	TENNANT LAKE	3 YEARS	04/01/2007	11/15/2009	126.00
4	SKAGIT	SKAGIT WA	3 MONTHS	04/01/2008	06/30/2008	240.00
4	SKAGIT	SKAGIT WA	7 MONTHS	04/01/2008	10/31/2008	145.00

<u>REGION</u>	<u>COUNTY</u>	<u>AREA</u>	<u>TERM</u>	<u>BEG DATE</u>	<u>DATE EXP</u>	<u>ACRES</u>
4	SKAGIT	PADILLA BAY	13 MONTHS	09/10/2006	10/10/2007	62.40
4	SKAGIT	PADILLA BAY	3 YEARS	04/01/2008	10/31/2010	130.00
4	SKAGIT	PADILLA BAY	3 YEARS	04/01/2007	10/30/2009	40.00
4	SKAGIT	PADILLA BAY	3 YEARS	04/01/2008	10/31/2010	65.00
4	SNOHOMISH	SNOQUALMIE/TWO RIVERS UNIT	7 MONTHS	04/01/2008	10/31/2008	106.00
4	SKAGIT	HEADQUARTERS UNIT	3 YEARS	06/22/2007	05/31/2010	7.00
5	CLARK	SHILLAPOO	5 YEARS	04/15/2002	12/31/2012	48.00
5	CLARK	SHILLAPOO	5 YEARS	04/15/2004	12/31/2008	341.00
5	KLICKITAT	KLICKITAT	10 YEARS	04/01/2000	10/31/2009	160.00
6	GRAYS HARBOR	OLYMPIC WLA	3 YEARS	05/01/2008	04/30/2011	35.00
6	GRAYS HARBOR	OLYMPIC WLA	5 YEARS	01/15/2008	04/14/2012	32.00
6	GRAYS HARBOR	OLYMPIC WLA	3 YEARS	04/15/2008	10/01/2011	500.00
					<b>TOTAL</b>	<b>14,506.60</b>

Appendix D – 2008 PILT and Assessments

COUNTY	PILT	PILT ACRES	ASSESSMENTS	GRAND TOTAL
ADAMS	\$2,076.00	1,047.00	\$14,143.68	\$16,219.68
ASOTIN	\$30,725.92	35,582.14	\$0.00	\$30,725.92
BENTON	\$0.00		\$3,095.78	\$3,095.78
CHELAN	\$18,738.46	26,769.24	\$1,899.99	\$20,638.45
CLALLAM	\$0.00		\$1,896.76	\$1,896.76
CLARK	\$0.00		\$8,912.50	\$8,912.50
COLUMBIA	\$7,794.87	11,135.50	\$1,671.02	\$9,465.89
COWLITZ	\$0.00		\$904.92	\$904.92
FERRY	\$6,781.33	6,866.13	\$705.10	\$7,486.43
FRANKLIN	\$0.00		\$768.45	\$768.45
GARFIELD	\$4,839.98	6,914.26	\$553.14	\$5,393.12
GRANT	\$37,443.16	39,076.00	\$28,558.53	\$66,001.69
GRAYS HARBOR	\$7,264.14	3,248.00	\$0.00	\$7,264.14
KING	\$0.00		\$30,742.60	\$30,742.60
KITSAP	\$0.00		\$1,438.24	\$1,438.24
KITTITAS	\$128,813.31	167,276.62	\$11,118.94	\$139,932.25
KLICKITAT	\$21,788.73	13,637.47	\$792.29	\$22,581.02
LINCOLN	\$13,535.41	19,339.50	\$1,921.58	\$15,456.99
MASON	\$0.00		\$465.00	\$465.00
OKANOGAN	\$80,065.45	66,987.96	\$14,078.56	\$94,144.01
PACIFIC	\$0.00		\$988.40	\$988.40
PEND ORIELLE	\$3,308.65	614.00	\$0.00	\$3,308.65
PIERCE	\$0.00		\$7,325.30	\$7,325.30

<b>COUNTY</b>	<b>PILT</b>	<b>PILT ACRES</b>	<b>ASSESSMENTS</b>	<b>GRAND TOTAL</b>
SKAGIT	\$0.00		\$38,493.68	\$38,493.68
SNOHOMISH	\$0.00		\$13,554.77	\$13,554.77
SPOKANE	\$0.00		\$1,159.53	\$1,159.53
THURSTON	\$0.00		\$41,128.89	\$41,128.89
WALLA WALLA	\$0.00		\$12.00	\$12.00
WHATCOM	\$0.00		\$181.94	\$181.94
YAKIMA	\$110,400.26	74,872.77	\$53,690.83	\$164,091.09
<b>TOTALS</b>	<b>\$473,575.67</b>	<b>473,366.59</b>	<b>\$280,202.42</b>	<b>\$753,778.09</b>